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February 2015
Get Hooked On Lake Hartwell

Email your pictures of Hartwell to HartwellLakefront@gmail.com.
One will be selected every month for our cover.



23 Chase Point Dr Martin GA \$335,000 - Now this is quite a CATCH! This 3 br/3 ba cottage has Lake written all over it. The owners refurbished it creating comfortable living areas which includes on the main floor a den with fireplace, open kitchen/ dining area, 2 bedrooms, 2 full baths and a nice size deck. The lower level offers a rec area along with another large room with multiple sleeping beds along and a 3rd full bath. A gentle slope takes you down to a covered slip dock with boat lift.



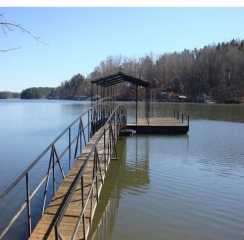
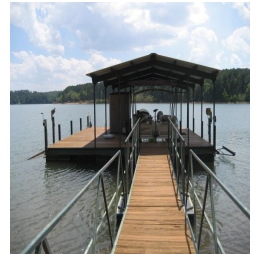
B26 View Point Hartwell GA \$70,000— This affordable vacation getaway in Hartwell's only RV subdivision includes a 2008, 28' Starwood by McKenzie Travel Trailer (sleeps 8) with an attached 12'x24' aluminum framed screen porch - both in excellent, like-new condition, and a 12' x12' wood deck. Park your boat in the 20' deeded covered boat slip with year-round deep water. Water, sewer, and grounds maintenance is included in the \$300/year association fee. Includes all furniture and appliances!



Lot 1+2 Brookdale Dr Lavonia GA \$80,000 - Generous size lot on Lake Hartwell with convenient location off I-85. Over 200' of shoreline, green zone, COE approval required for dock. Soil test completed and Hart County Health Department approved for septic. Great building site with nice gentle slope to the water. Owner will consider financing with acceptable offer.



12142 Friendship Loop Drive Seneca SC \$348,500 -Charleston style lakefront home. Three bedrooms and two baths on the main level. The spacious master suite features a tray ceiling, walk-in closet and space for a sitting area or office. The master spans the width of the home offering lake views and sizeable deck. The great room includes wood grain laminate flooring, gas fireplace and nice lake views. The kitchen has a walk-in pantry and a 10 ft. work island that seats four and has a built-in range oven. A gentle slope takes you down to a covered slip dock.

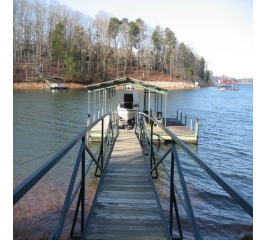


Lot 26 Currahee Ridge Toccoa GA \$160,000 - Lakefront acreage on Hartwell. You have to see this peaceful, wooded lot in a very desirable neighborhood of nice homes! 3.02 acres with 180 feet of water front. Gravel driveway in place for easy viewing. Seller and his family did a lot of camping over the years and have a small structure - a free-standing "screen porch" on the property. Covered single slip dock with a swim platform on deep water included. Convenient to Hwys 17 and 123, approx. 90 minutes to Atlanta or Greenville.





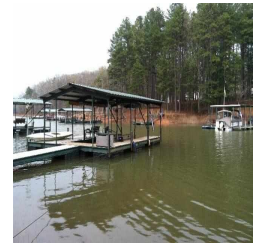
444 Galloping Ghost Rd Anderson SC \$239,000 - It is all about the lake lot and you will not be disappointed with this one. A gentle slope takes you down to wide, open sailboat waters. A covered slip dock with a 60' gang walk and boat lift is in place. Power and at dock. And all this comes with a lake cottage. The main level includes an open family room/kitchen area, bedroom and full bath. The lower level has been set up as a second bedroom and includes a fireplace and laundry room. This house sits on two lots and includes a shed and carport. Drop Anchor you have found your little cottage on the water!



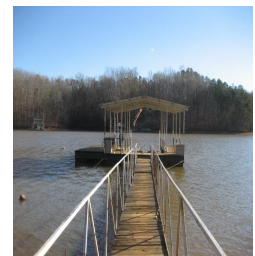
Lot 5 Friendship Point Seneca SC \$185,000 - Nice, gently sloping lake lot with close Corps frontage. Verbal approval for covered slip dock. Fantastic water and views. Located in the restricted Friendship Pointe Subdivision. Convenient to Clemson and Seneca, SC. Boat to the football games!



362 Timberlake One Circle Seneca SC \$190,000 - Immaculate property on great water, covered dock in place with over sized 24 foot slip, rip rap shoreline, short easy walk from home to lake and a fenced back yard. Large covered porch with outstanding views! Home features cathedral ceiling, open kitchen, living area, and a split bedroom plan. Super location less than 15 minutes to Clemson, Seneca, or I-85 exit 11. Comes nearly fully furnished including appliances, ready to move in and enjoy. This lakefront retreat offers tremendous opportunity.



316 Frank Gaillard Rd Seneca SC \$334,000 - This comfortable lake cottage has been refurbished and offers unobstructed Lake Hartwell views from each bedroom. Main level with high ceilings, hardwood floors, decking and ample window views. Open kitchen area offers a sitting bar with granite counters and new appliances. Step on upstairs to a loft that serves well as an office. The lower level includes a rec area along with a wet bar and patio. You will enjoy the outside sitting/entertaining areas on both levels. Includes a covered slip dock with a boat lift.



157 Rivolli Point Rd Westminster SC \$269,000-Four bedrooms, large deck, covered boat dock + a rare private boat ramp! Contemporary architecture and colors compliment the large kitchen and combination living/dining area with open water views. The upper level includes an additional bedroom and a spacious master suite with full bathroom, cedar lined closets, amazing lake views and walk out balcony with steps to the outdoor deck. Wonderfully level lot with a close Corp line and a covered single slip dock and jet ski floats.



Q&A With The Corp Of Engineers

What are the action levels identified in the Savannah River Basin Drought Plan?

The Savannah River Basin Drought Plan defines four drought levels of the reservoir system.



Drought level 1 is reached when the pool elevation drops 4 feet at either Hartwell Lake or Thurmond Lake. (Russell Lake does not have drought trigger levels due to its limited, 5-foot conservation storage pool.) This begins the District's effort to disseminate public safety information. This also restricts discharges from Thurmond to a maximum average weekly discharge of 4,200 cubic feet per second (cfs), if flows at the Broad River gauge near Bell, Ga., are greater than 10 percent of the historical flow rate. If Broad River flows are less than or equal to 10 percent of the historical flow rate, level 1 discharges at the Thurmond Dam are 4,000 cfs.

Level 2 is activated when either reservoir drops an additional 2 feet. Upon reaching level 2, discharges from Thurmond Lake will be further reduced to a maximum average weekly discharge of 4,000 cfs, if flows at the Broad River gauge near Bell, Ga., are greater than 10 percent of the historical flow rate. If Broad River flows are less than or equal to 10 percent of the historical flow rate, level 2 discharges at the Thurmond Dam are 3,800 cfs. However, during the wintertime months in drought level 2 (Nov. 1 through Jan. 31), outflows will be reduced to 3,600 cfs, regardless of flows at the Broad River.

Level 3 is reached when Hartwell Lake reaches 646 feet above mean sea level (ft-msl) or Thurmond Lake drops to 316 ft-msl, at which time the maximum average daily discharge from Thurmond is reduced to 3,800 cfs, regardless of Broad River flows. The Hartwell and Russell discharges change to keep the reservoirs in balance and to meet downstream flow needs. However, during the wintertime months in drought level 3 (Nov. 1 through Jan. 31), outflows will be reduced to 3,100 cfs, regardless of flows at the Broad River.

Level 4 is reached when Hartwell Lake drops to 625 ft-msl or Thurmond Lake drops to 312 ft-msl. During level 4, maximum discharge is 3,600 cfs but is reduced to 3,100 cfs from Nov. 1 to Jan. 31. The Corps would continue releases as long as possible, thereafter, outflows would equal inflows. The reservoirs have never reached drought level 4. Because we manage the reservoirs as one system, when one reservoir enters a more severe drought level, all enter that level. The trigger levels vary by season since the "guide curve" or our target water level, varies by season.

Bassmasters Classic Returns to Hartwell

Greenville and Lake Hartwell, located in the upstate region of South Carolina have been selected as the sites for the 2015 Bassmaster Classic. Feb. 20-22 will be the competition dates for the field of anglers who qualify for the world championship through various Bassmaster competitions throughout 2014.

A new, multi-million-dollar launch facility, Green Pond, has been constructed near Anderson, S.C., for the anglers' daily take-offs. They'll bring their catches to Greenville for weigh-ins at the Bon Secours Wellness Arena, recognized by the entertainment industry as one of the Top 50 venues in the world. The Bassmaster Classic Outdoors Expo, the consumer show held concurrently with the competition days, will be at the 280,000-square-foot TD Convention Center in Greenville.



B.A.S.S. is delighted to be returning to Lake Hartwell and Greenville,” said Bruce Akin, CEO of B.A.S.S. “We will be working closely with our South Carolina partners over the next year to be sure Classic 2015 will be the first-class sporting event B.A.S.S. members and fishing fans worldwide have come to expect.”

B.A.S.S last brought the Classic to Greenville and Lake Hartwell in February 2008. The lake produced what was then the third-largest winning weight for a Classic: 49 pounds, 7 ounces. Bassmaster Elite Series pro Alton Jones of Texas was the author of that mark. Jones bested the 44-5 posted by Cliff Pace, then a 25-year-old, up-and-coming Elite pro from Mississippi. Pace went on to become a Classic champ himself in 2013. Stone noted that in 2008, more than 75,000 people attended the Classic in Greenville over three days.

“We look forward to an even larger event in 2015, which will have tremendous impact on the local economy, with a projected impact of more than \$17 million in revenue to the Upstate,” Stone said. Duane Parrish, SCPRT director: “SCPRT is very proud that Greenville has been chosen as the host site for the Bassmaster Classic in 2015. This accomplishment is a testament to the hard work and efforts of VisitGreenvilleSC and VisitAnderson working together with the City of Greenville, Greenville County and Anderson County to once again host this premiere event, and is further proof of South Carolina's growing reputation as a top destination for sports tourism.”

As one of the largest lakes in the Southeast, Hartwell attracts millions of visitors every year, according to the US Army Corps of Engineers, which manages the lake. Bordering Georgia and South Carolina on the Savannah, Tugaloo and Seneca rivers, the impoundment stretches 49 miles up the Tugaloo and 45 miles up the Seneca at normal pool elevation. Hartwell comprises nearly 56,000 acres of water with a shoreline of 962 miles, making it an ideal challenge for Classic anglers. Largemouth bass are abundant; the lake also holds spotted bass.

“There couldn't be a better location than Lake Hartwell for the 2015 Bassmaster Classic,” said Jennifer Norman, executive director of VisitAnderson. “With Green Pond, our new \$2.6 million mega-ramp facility, our convenient location and our amazing bass fishing, the Bassmaster Classic will showcase all that our lake has to offer.”

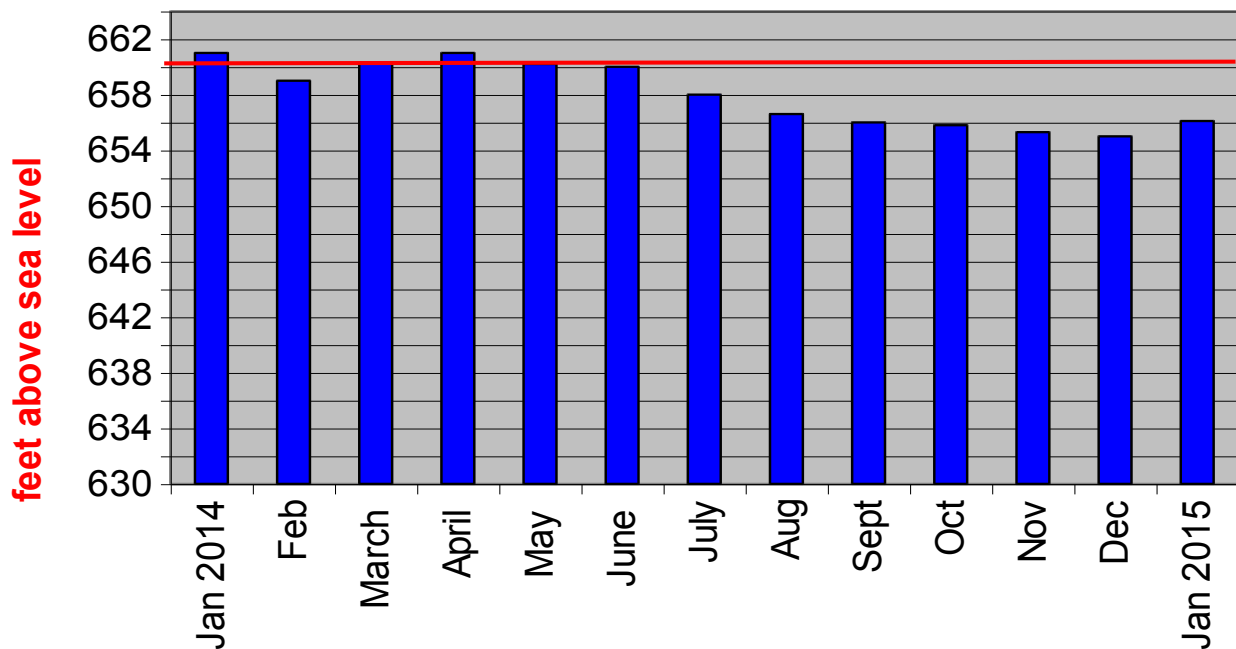
Fishing Report

Lake Hartwell February 1st - 49 degrees

Bass fishing is slow. Bass are hanging out on the ledges out on the main lake. Carolina rigs seem to be among many of the weapons used to catch a limit. Mid lake some anglers are using small lead head jigs and a Zoom fluke in pearl on an Alabama rig. The more active bass are still responding afternoons to the Rapala DT10 and #7 Shad Raps while working the deeper water. The shad color still seems to be the favorite lure. Anglers are finding a few shallow water bass along the bank especially between two points. The back side of sharp points is also holding good bass. Use the Husky Jerks and crank baits along with drop shot rigs. On the warmer days, expect the fish to be a little more active and move up to feed more often.



Lake Hartwell Elevation (660 = Full)



Visit our Lake Hartwell Informational site!

LakeHartwellLiving.com

Interested in activities on and around Lake Hartwell? LakeHartwellLiving.com highlights current lake activities, events and news. You will find information concerning the corp of engineers, permit information and contact numbers for all the local service providers you may need. Also included are links to surrounding activities such as golf courses, waterfall hikes, campgrounds marinas

Explore Hartwell GA

Hart County Botanical Garden Enjoy six acres of land located by the Recreation Department's new athletic fields and walking trails off the Elberton Highway. (Near Hart EMC) The Northeast Georgia Master Gardeners will be responsible for the planting, maintenance, and identification of the plants in the garden. The Botanical Gardens presently are open from dawn to dusk, free for the enjoyment of the residents of Hart County and surrounding areas.

Hart County Community Theater at 83 Depot Street - Call (706) 376-5599 for production information and dates.

Hart County Historical Museum & Chamber of Commerce. The Teasley-Holland house is a one-story frame Victorian style structure built in 1881. The museum is a source of county historical information. The Teasley-Holland House is also the home to the Hart County Chamber of Commerce. Located at 31 E. Howell Street & open 8:30 am-5pm, Monday-Friday. Call (706) 376-8590 for more information. *(See Map of Downtown Hartwell)

Bluegrass Express - Enjoy bluegrass music every Saturday night in a former cotton warehouse at historic 57 Depot Street in downtown Hartwell. A house band joins nationally known performers, providing music for clogging or just listening for the whole family. The performance starts at 7:00 p.m. and includes authentic bluegrass and gospel music. Adults \$6 - Children Free. Call (706) 376-3551 for more information.

The Arts Center - Enjoy the best of regional and national fine arts and fine crafts in a renovated historic building on the square in 338 East Howell Street. Call (706) 377-2040 for more information.

Cateechee Golf Club - Located close to Hartwell Lake this 18 hole Semi-private course is an Audubon Signature Course. Located at 140 Cateechee Trail in Hartwell.



Hart County Quilt Trail - Celebrate the uniqueness of Hartwell and Hart County by following our Hart County Quilt Trail. Our quilt trail highlights Hart County landmark, historical and agri-business sites that make the residents and visitors alike feel our community is special and unique.

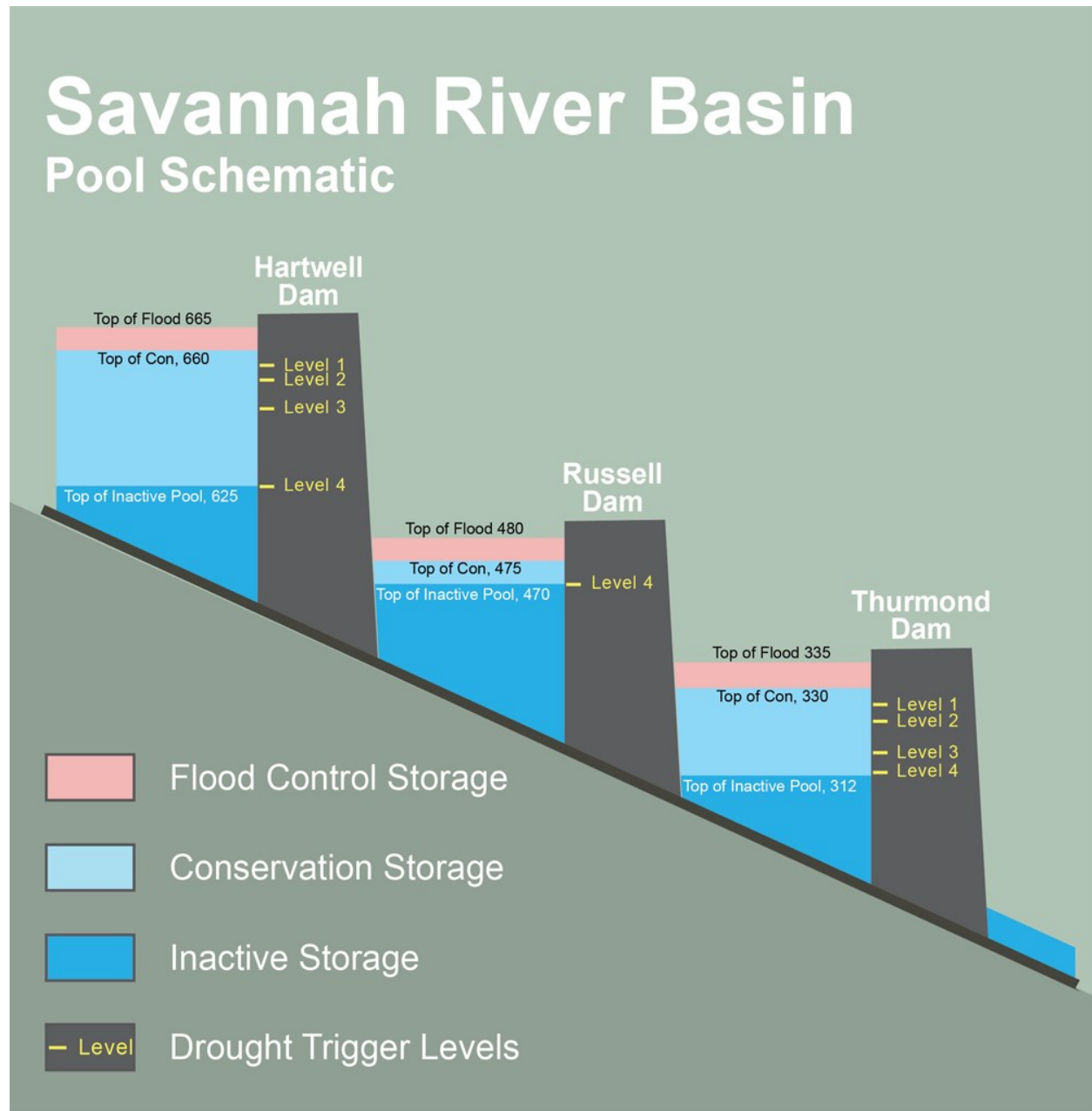
Center of the World Monument - One reminder of the Cherokee Indians is an area designated the Center of the World. The site was a Native American assembly ground where they met for various councils and with traders from Augusta and other southern locations. The Native Americans bartered hides, furs and blankets with the traders. The monument is located near the Fabritex facility and marked by a historical marker on U.S. 29 about three miles south of Hartwell.

Hartwell Golf Club - An 18 hole semi-private golf course. Located at 755 Golf Course Road in Hartwell.

Hartwell Marina - View Lake Hartwell from the Marina and see all the beautiful boats. A Ship's store is available. Located at 149 Hartwell Marina Road in Hartwell.

Corp Lakes on the Savannah River System

Comparing the three lakes in flood level, conservation storage, inactive storage and drought triggers



BOAT HANDLING COURSE OFFERED BY LAKE HARTWELL SAIL & POWER SQUADRON

Lake Hartwell Sail & Power Squadron will be offering the America's Boating Course on Saturday, February 21, 2015 from 8:00 AM to 4:30 PM. at the Messiah Lutheran Church, 1100 Log Shoals Rd, Mauldin, SC. The 8 hour course covers boat handling, anchoring, finding directions, adverse condition and using the marine radio. This course has been approved by the National Association of State Boating Law Administrators and recognized by many major insurance carriers as well as the United States Coast Guard. For more information and to register go to www.upstateboatingcourse.org



Lake Hartwell Association Information



The Lake Hartwell Association was founded in 1990 and today has 2000 family and business memberships. LHA exists to protect the quality and quantity of water resources in Hartwell Lake and its watershed; to provide a forum for discussion and action on lake-related issues; and to influence positive growth and development while preserving the quality of life for all lake users. LHA serves the best interests of lake area residents, recreational users and businesses.

The Lake Hartwell Association is managed entirely by volunteers and is a 501(c)3 qualified non-profit organization. LHA is supported almost exclusively through member dues and donations which are fully tax deductible. Members are encouraged to join one of the many LHA committees which offer interesting challenges and provide much valuable information on lake and water issues.

LHA members receive valuable and interesting information through our quarterly newsletters, email communication on current and critical issues, access to our comprehensive website and an opportunity to network with other members, area elected representatives, and agency personnel at our annual meetings and various forums.

If you are a permanent or part-time lake area resident, recreational lake user or lake area business, we encourage you to join the Lake Hartwell Association, and support our efforts "for the sake of the lake." Visit www.lakehartwellassociation.org for more information and a link to join.

The Currahee Women's Club
Luncheon Program Series



Presents

Terry Kay

Award winning Novelist and Screenwriter

March 6, 2015

Currahee Clubhouse Main Dining Room

11:30am Luncheon with Program to follow

\$25 per person

RSVP: Checks payable to: Currahee Women's Club 322 Cross
Creek Drive, Toccoa, GA. 30577

Seating is limited and reservations are required

6 Tips for De-Winterizing

When De-winterizing your boat, make sure you do an inspection before you try and take it out. You want to be sure that all of the parts will be in working order.

First, start with the engine. If it wasn't changed before the winter, change the engine oil. Check the out-drive oil as well to make sure everything is good there. You'll also want to replace your oil filter while you are at it.

Second, check the battery of your boat. If you have water in your battery, be sure it stays full of water. When it's dry, it's no longer good. Use a battery tester to check out the amps and volts. If nothing seems to work on it, then you may need a new battery.



Third, it's time to fill up the cooling system. You should already know to have drained it before the winter struck to avoid freezing lines. Be sure you examine the hoses for any cracks and empty out the strainer.

Fourth, the boat's gas tank should have been full so no moisture had a chance to form. Make sure that the fuel filter has been changed and its lines were not cracked. It's not uncommon to find these lines cracked from the winter temperatures.

Fifth, be sure you clean out the distributor. To do this, you'll need to take its cap off. Wintertime can corrode distributors. Once you check it out, be sure the connections are completely hooked back up.

Sixth, check all of the boat's belts. Any belt that seems too loose should be changed as it is worn. To check if a belt is worn out try pushing it down. It should push down just slightly, not significantly. The alternator belt on your boat can wear out faster than any others. How else can you check if there is a worn belt on your boat? Look for some black soot near the pulley.

While these are not the only parts you should check on your boat, they are vital to dewinterization and ensuring safety and fun throughout the warm months of Spring and Summer.

Clemson Spring Rowing Events on Lake Hartwell

Free and Open to the Public!



Sat, Feb 28	Eastern Michigan	Clemson, S.C.	TBA
Sat, Apr 18 - Sun, Apr 19	Clemson Invitational	Clemson, S.C.	TBA
Fri, May 15 - Sat, May 16	ACC Championships	Clemson, S.C.	TBA

The Clemson Rowing boathouse is located on the western edge of Clemson's campus, overlooking beautiful Lake Hartwell. Only a quarter of a mile from the other athletic facilities, the boathouse seems worlds apart lying in a secluded wooded area on the shore of one of the Southeast's largest lakes. With 56,000 acres of water and 962 miles of shoreline, Lake Hartwell offers plenty of rowable water. Built as an Army Corps of Engineers project in 1962, the lake includes many pristine rivers, creeks and inlets that provide sheltered water on even the windiest of days.

Construction was recently completed on a new training facility, which is one of the best facilities in the ACC and the South Region. The 11,500 square foot facility houses an expanded locker room, additional workout space, a team meeting room, an athlete lounge, a kitchen, and coaches' offices.

Lake Hartwell facilitates an ideal venue for the Tigers' fully bouyed, six-lane 2000m race course. The entire course is visible from the boathouse.

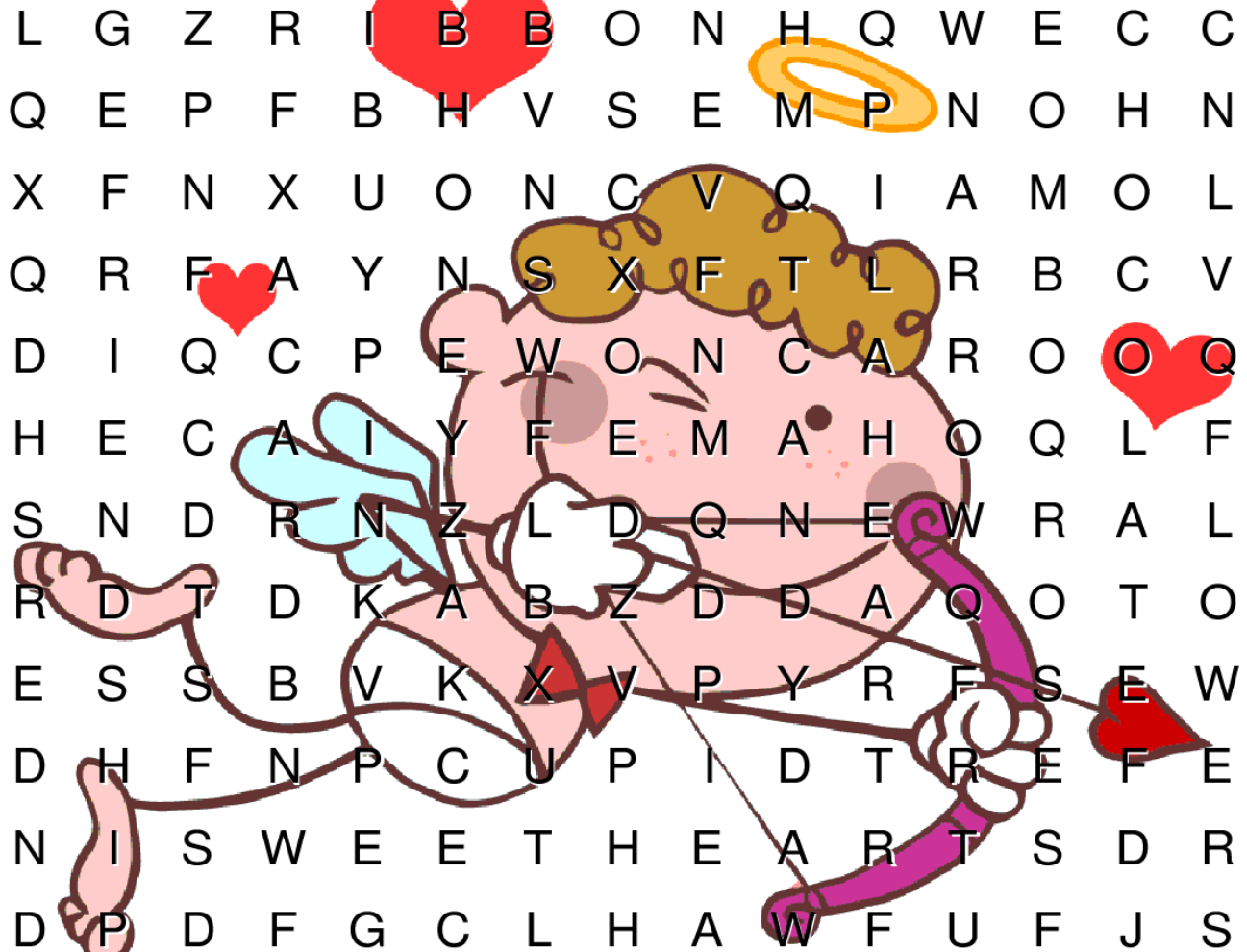
GPS direction address: 529 East Beach Rd., Clemson, SC 29631

Website: <http://www.clemsontigers.com/rowing> (check for start times to be announced)

For The Kids

Valentine's Day Word Search

www.KidsCanHaveFun.com



ARROW

HEART

CANDY

CUPID

FLOWERS

SWEETHEART

ROSES

RED

PINK

VALENTINE

CARD

FRIENDSHIP

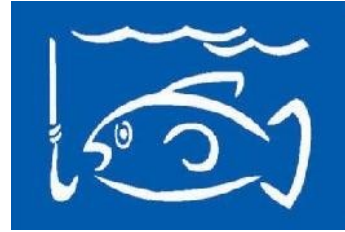
HONEY

CHOCOLATE

RIBBON

BuyHartwellLake.com LLC

1-855-Buy-Lake



- We know the lake, our experience allows us to evaluate your needs and quickly identify properties that make sense for you.
- We have the largest inventory and selection of properties listed on Lake Hartwell. Over 30 million dollars as of 1/1/2015.
- Every partner in our company is a full time resident on Lake Hartwell
- All partners have more than 15 years experience selling and listing property on Hartwell.
- All homes and lots are listed in both the SC and GA MLS for maximum exposure.
- Our site www.BuyHartwellLake.com is typically listed first on the first page of virtually all google searches for Lake Hartwell homes and lots.
- We have a one million+ email database of the prime Lake Hartwell purchasing demographic for marketing puposes.
- All listings are submitted to 800+ websites including our flagship site BuyHartwellLake.com. Over 100 million prospects visit our network of partnered websites every month! You will be seen!
- Our monthly newsletter features listings, corp news, lake events and is distributed to thousands of lakefront property owners and a database of clients interested in owning lakefront property.
- Need a different perspective? We offer property viewing by boat. This can give you a unique look at a particular home or lot that you're considering.
- Would you like your lake home to produce cash? We market and manage lakefront rentals and off lake properties.

Call us anytime to discuss your situation
1-855-Buy-Lake



Patty and Don Cleveland

- Members of both SC Western Upstate & the GA MLS
- Multi-Million Dollar Producers and Accredited Buyers Representative
- Specialization: We all specialize in property on and around Lake Hartwell, Lake Keowee and other surrounding lakes. We pride ourselves in keeping abreast of the market of both what is new and what has sold. We want to be well informed so as to give you the best service possible. Our motto is "If we don't take care of our customers, someone else will".
- Personal: We have lived on Lake Hartwell for a number of years owning property in both Georgia and South Carolina. We know Hartwell! Whether you are looking to be on the lake or in a lake accessible area, we can help you. Once you narrow your search down, we can show you property by boat. If you are looking to sell, please let us meet with you and show you our marketing plan. Many of our clients are referred to us by previous clients. Let our dream of lake living be yours as well



Delilah Hewitt

- Lifetime member "Million Dollar Club": Agent of the Year
- Licensed in GA & SC
- Specializing in lakefront property on Lake Hartwell and Lake Keowee
- Weather BUYING or Selling, let my expertise work for YOU!
- *****I COVER THE LAKE*****
- My family and I moved here from Roswell GA 19 years ago. Prior to that we enjoyed a weekend home here for approximately 9 years. It's been fun for my husband, Tom, and I to watch our children(along with their friends) grow up on the lake. Weather skiing, boating, fishing, wake boarding or just hanging out together and relaxing, it's a fun way to share quality family time. It's a wonderful lifestyle. Why not beat the hustle and bustle and let me find the perfect lake place for you and your family!!(and you'll make a great investment in your future to).



Kyle Corbett

- Listing Specialist–Aggressive Marketing Plan for Lake Property&Homes.
- Listing Sales Rate 36% GREATER than the lakefront market average
- Full time resident on Lake Hartwell for the last 23 years
- Licensed in SC and GA – Multi Million Dollar Producer
- I bought my first lake cabin in 1992 a few years after graduating from Clemson University. 23 years later I am married with three boys and we spend a great deal of our free time skiing, tubing, knee boarding and kayaking.
- I have a marketing plan which is second to none and gives our sellers an upper hand when it comes to listing their property. As a result, my listing sales rate for homes is 36% GREATER than the market average. Why? Because we do more! My approach is based on years of experience, research and knowledge of buying trends. I do not just put sign in the yard and just walk away, I spend time everyday with every listing making sure it is best positioned to get maximum exposure. Allow me to determine the value of your lakefront property - 864.376.9163.





Debbie Henderson

- Licensed in Georgia and South Carolina
- Member of the Georgia and Western Upstate MLS
- Accredited Buyers Representative
- I grew up water skiing with my family and now enjoy living on Lake Hartwell and being involved in the Toccoa, GA community as a CASA volunteer and mentor. The lake has proven to be a great place to relax and refresh, to play and enjoy nature and to entertain and connect with family and friends. I've been involved in building custom homes for 20 years, including the last 8 on the lake. That, combined with other sales and marketing experience, makes me uniquely qualified to help you sell your current home or help you find your own private retreat on the lake.

I look forward to working with you to make your lake living dreams come true! Call me anytime at 404-313-4404.



Judy Stevanovich

- I was born and raised in Anderson. After a 32-year career in Corporate America and many relocations, I came home to Anderson in 2005.
- My Marketing, Sales, Finance, Human Resources, and Administration background in Corporate America has been immediately put to work in Real Estate.
- My husband Steve and I live in Stone Creek Cove in Anderson on the shores of gorgeous Lake Hartwell. Steve is an artist and when he is not in his studio there is only one place to look - - the golf course. We both love being in Anderson.
- I obtained my Accredited Buyer's Representative (ABR) and my Senior's Real Estate Specialist (SRES) certifications in 2014.
- My sub-company is the Upstate A Team and my slogan is "Real Estate With a Difference!" Call me today and you will be able to experience first hand the processes I have put in place to quickly find you the perfect property or determine the market value to sell the property you have today. For more info, see my website www.upstateateam.com. Telephone: (864) 276-7416; E-Mail: jstevano@charter.net.
- Call me today and experience, "Real Estate With A Difference.!"

